

EXHIBIT A – FINDINGS
DRC2014-00053 / Verizon Wireless

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the co-location and construction of the wireless facility is minor in nature, involves little site disturbance, will not require the removal of any native vegetation, and will visually blend with the existing PG&E wooden utility pole.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use. The installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the wireless communication facility will blend with the existing PG&E wooden utility pole, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Ocean Boulevard a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed project and use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Geologic Study Area

- H. The project or use will not create significant adverse impacts on the nearly level site. The entire area proposed for the project is pre-disturbed with non-native grass; therefore the project will result in no new disturbance on the County right-of-way. The project will have no engineering problems associated with building or adverse impacts caused by grading.